Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode: 310/3 Tannock Street, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between: $700,000 & $750,000

Median sale price

Median price: $988,500 Property Type: Unit Suburb: Balwyn North

Period - From: 01/07/2025 to: 30/09/2025 Source: REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	129/65 Stables Cirt DONCASTER 3108	$710,000	17/09/2025
2	210/3 Tannock St BALWYN NORTH 3104	$680,000	02/07/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 23/10/2025 10:38

310/3 Tannock Street, Balwyn North Vic 3104

JellisCraig



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median Unit Price
September quarter 2025: $988,500

Comparable Properties



129/65 Stables Cirt DONCASTER 3108 (REI)

2 2 1

Price: $710,000
Method: Private Sale
Date: 17/09/2025
Property Type: Unit

Agent Comments



210/3 Tannock St BALWYN NORTH 3104 (REI/VG)

2 2 1

Price: $680,000
Method: Private Sale
Date: 02/07/2025
Property Type: Apartment

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE | propertydata.com.au

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